



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

February 18, 2015 5:00PM 75 Calhoun St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF FEBRUARY 18, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, February 18, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

1. **239-245 Huger St (Upper Peninsula) TMS# 4590103048** – 0.50 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Urban Commercial (UC).
Owner: Chase Furniture Co.
Applicant: Chase Furniture Co – Ben Chase
2. **264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct (Catfiddle PUD - Peninsula) TMS# 4600704009, 015, 016, 027, 028, 029 & 205 through 218** – 0.92 ac. Request rezoning from Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: Multiple Owners
Applicant: Erika V. Harrison
3. **Huguenin Ave (Upper Peninsula) TMS# 4640000017** – 5.87 ac. Request rezoning from Heavy Industrial (HI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: LRA Promenade SYS LLC
Applicant: Stuart Coleman
4. **Brigade St (Upper Peninsula) TMS# 4640000003** – 12.10 ac. Request rezoning from Heavy Industrial (HI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Brigade Street Properties, LLC
Applicant: Thomas & Hutton – Tony Woody, PE
5. **310 & 322 Broad St and vacant property on Broad St & Barre St (Harleston Village - Peninsula) TMS# 4570701029, 061 & 030** – approx. 6.41 ac. Request rezoning from Limited Business (LB) to Planned Unit Development (PUD) and remove the properties from the Old City Height Districts so that heights of structures shall be governed by the PUD.
Owner: Beach Jasper, LLC; Beach Equity Investments, LLC; The Beach Co.
Applicant: The Beach Company – John Darby, CEO

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Sec. 54-305 to revise the definition of Old City Height District so as to remove certain parcels therefrom.**
Contact: Lee Batchelder, Zoning Administrator

PLAN AMENDMENT

1. Request approval of **amendment to the City of Charleston's Century V 2010 Comprehensive Plan Update, adopted by Charleston City Council on February 22, 2011, related to land use recommendations on the Peninsula in the area of Broad Street, Lockwood Drive and Barre Street.**

Contact: Christopher Morgan, Planning Division Director

SUBDIVISIONS

1. **Arcadian Way (Arcadian Heights – West Ashley) TMS# 4181500039** – 1.45 ac. 4 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Gary Lemel
Applicant: Kevin Coffey – Lowcountry Land Development
2. **Bradham Rd (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 13 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: TCH Bradham, LLC
Applicant: Kevin Coffey – Lowcountry Land Development

ZONINGS

1. **616 Butte St (West Ashley) TMS# 3071000011** – 0.268 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Andrew and Denise Singleton
2. **Main Rd (West Ashley) a portion of TMS# 2850000177** – approx. 1.10 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: Southwood Realty

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Camp & Ferguson Roads (James Island) TMS# 3370000085.** 2.79 ac. 4 lots. DR-6. Final subdivision plat approved.
2. **Greenleaf Street (Peninsula) TMS# 4640000016.** 116.0 ac. 2 lots. LI, SR-1. Preliminary subdivision plat approved.
3. **Pemberton Farms (James Island) TMS# 4280600022.** 4.73 ac. 22 lots. SR-6. Preliminary subdivision plat approved.

4. **King & Society Streets (Peninsula) TMS# 4570404039.** 0.14 ac. 2 lots. GB. Preliminary subdivision plat approved.
5. **Sea Aire Cluster Development (James Island) TMS# 4270000077, 4270900069.** 5.9 ac. 24 lots. SR-1. Preliminary subdivision plat under review.
6. **Belvue Road (West Ashley) TMS# 4211100023.** 0.34 ac. 2 lots. SR-2. Preliminary subdivision plat approved.
7. **Parcel E, Blocks F, J, L (Daniel Island) TMS# 2750000110.** 11.93 ac. 36 lots. DI-R. Final subdivision plat pending approval.
8. **Phase 13B, Carolina Bay (West Ashley) TMS# 3070000004, 3090000054.** 20.99 ac. 52 lots. PUD. Final subdivision plat pending approval.
9. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000062, 169.** 25.37 ac. 82 lots. PUD. Preliminary subdivision plat pending approval.
10. **Stiles Point (James Island) TMS# 4260000003, 4261600118.** 31.05 ac. 92 lots. SR-1. Preliminary subdivision plat pending approval.
11. **Phase 5A & 5B, Bolton's Landing (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Preliminary subdivision plat pending approval.
12. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
13. **Greenleaf Street (Peninsula) TMS# 4640000016.** 116.0 ac. 2 lots. LI, SR-1. Final subdivision plat pending approval.
14. **Forest Acres Drainage Improvements Project (West Ashley) TMS# 4180500046, 060, 061, 300, 301, 303-305.** 3.08 ac. 16 lots. SR-1, SR-2. Final subdivision plat pending approval.
15. **Lakeside Park (Johns Island) TMS# 2790000225, 249, 405.** 39.84 ac. 77 lots. SR-1. Final subdivision plat pending approval.
16. **King & Society Streets (Peninsula) TMS# 4570404039.** 0.14 ac. 2 lots. GB. Final subdivision plat approved.
17. **Berryhill Road (James Island) TMS# 2770800024.** 2.43 ac. 2 lots. SR-1. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Pemberton Farms (James Island) TMS# 4280600022.** 4.73 ac. 22 lots. SR-6. Road construction plans pending approval.
2. **Phase 20, Carolina Bay (West Ashley) TMS# 3070000009.** 93.49 ac. 73 lots. SR-6. Road construction plans pending approval.
3. **Phase 1, Brownswood Village (Johns Island) TMS# 2790000226.** 19.1 ac. 59 lots. PUD. Road construction plans pending approval.
4. **Phase 5A & 5B, Bolton's Landing (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Road construction plans under review.
5. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

February 18, 2015

Rezoning 2 :

**264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct
(Caffiddle PUD - Peninsula)**

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Planned Unit Development (PUD). The subject property consists of several properties in the urban block bounded by Ashley Avenue, Bogard Street, Rutledge Avenue and Septima Clark Parkway (US Highway 17). The property can also be accessed by Kennedy Court. The block consists entirely of residential zoning and is nearly entirely residential by use with the exception of a few small offices located in residential buildings.

The proposed PUD consists of a maximum 24 residential dwelling units on 0.92 acre (density of 26.09 units per acre; DR-2F allows 26.4 units per acre). Commercial activities of the PUD are limited to the existing professional office located in the existing accessory building and within single-family residential units as long as the office is not the only use in that building.

Because this PUD is less than 10 acres in size, there is no specific requirement for public open space.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Urban**. Areas designated as Urban include a mix of uses and housing types and residential densities are typically high with buildings occupying small lots. Given the densities and uses of the existing surrounding residential and commercial development, the proposed Planned Unit Development (PUD) is appropriate for this area.

STAFF RECOMMENDATION

TO BE DETERMINED AND DISCUSSED AT THE MEETING

Rezoning 2

264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct
(Caffiddle PUD - Peninsula)

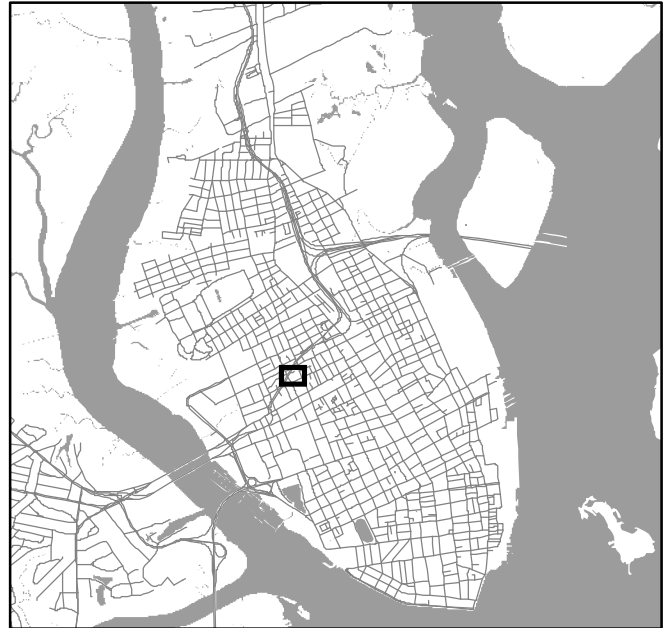
TMS# 4600704009, 015, 016, 027, 028, 029
& 205 through 218

0.92 ac.

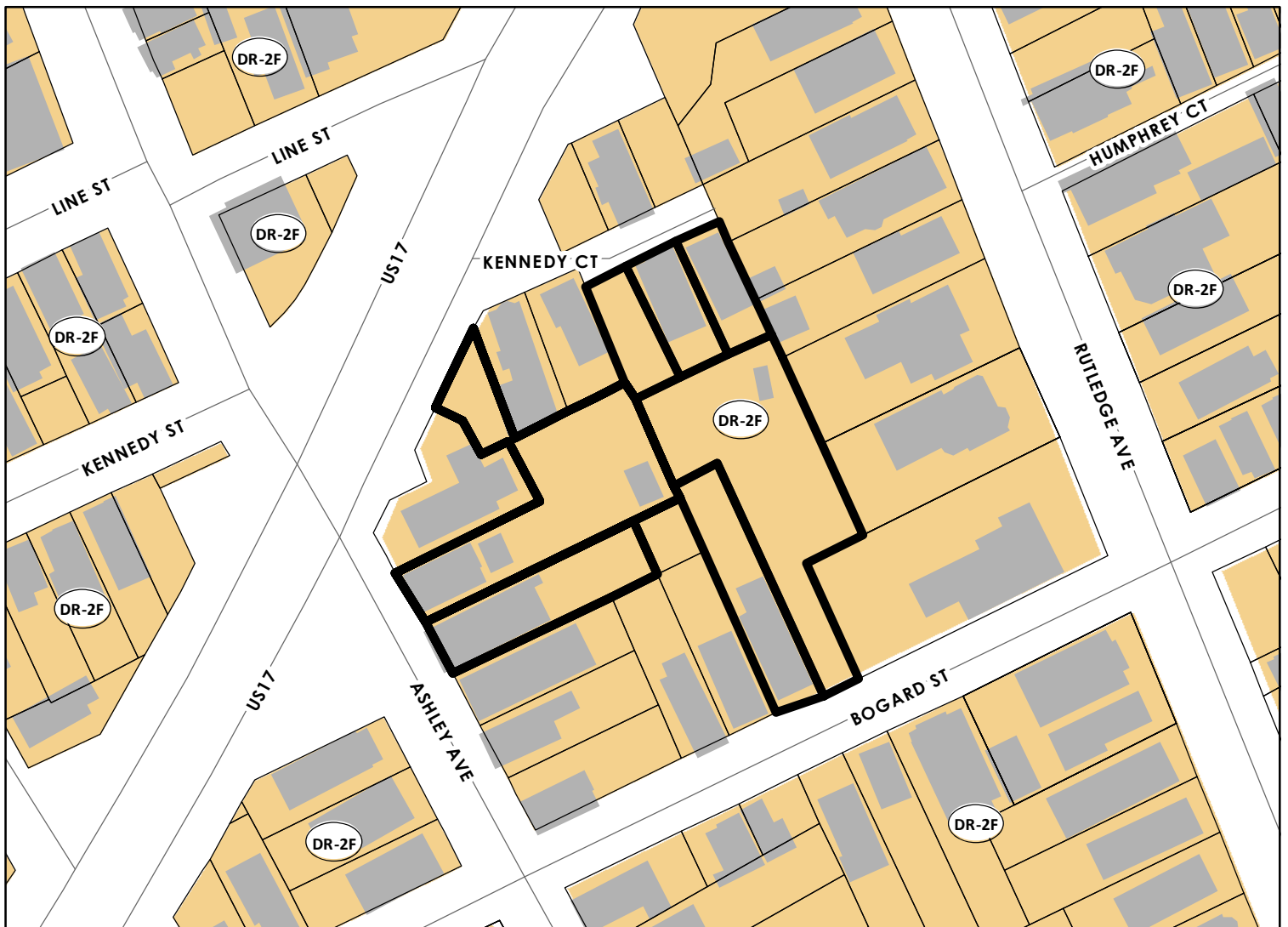
Request rezoning from Diverse Residential (DR-2F)
to Planned Unit Development (PUD).

Owner: Multiple Owners
Applicant: Erika V. Harrison

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 18, 2015

Rezoning 3 :

Huguenin Ave (Upper Peninsula)

BACKGROUND

The applicant is requesting rezoning for a 5.87 acre tract located off Huguenin Avenue in the block between Morrison Drive, Brigade Street and North Romney Street. The property is currently vacant but had been most recently use by Charleston Steel for metal collection and recycling. This property alone, or combined with surrounding properties could be a significant urban infill or redevelopment site. Surrounding zonings include General Business (GB) across Morrison Drive and North Romney Street and HI on the same block and to the north and east (across the railroad line).

Surrounding uses vary widely as there is a blend of older uses, vacant lots or buildings and very recent construction or redevelopment. There are many types of commercial activities in the vicinity; especially along Morrison Drive. There are retail shops, restaurants, offices and automotive service uses surrounding the subject property. The City's proposed Flagship (Digital Corridor) building site is directly across Morrison Drive, the Charleston County recycling center is very close and the Bridge View apartments are just up North Romney from the subject property.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB. The zoning district encourages a mix of uses, but a development may include a single use such as an apartment building, office building or some of use appropriate in a mixed-use area.

The area surrounding the subject property is known as the Upper Peninsula and is part of a concentrated effort by the City of Charleston to encourage redevelopment and infill appropriate to an urban context. The MU-2/WH zoning district fits well in this area because of its flexibility and incentives to create good urban buildings and uses.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district and parts of the Upper Peninsula. This area consists of a wide variety of urban uses and building types and has significant potential for urban infill, thus the MU-2/WH zone district is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 3

Huguenin Ave (Upper Peninsula)

TMS# 4640000017

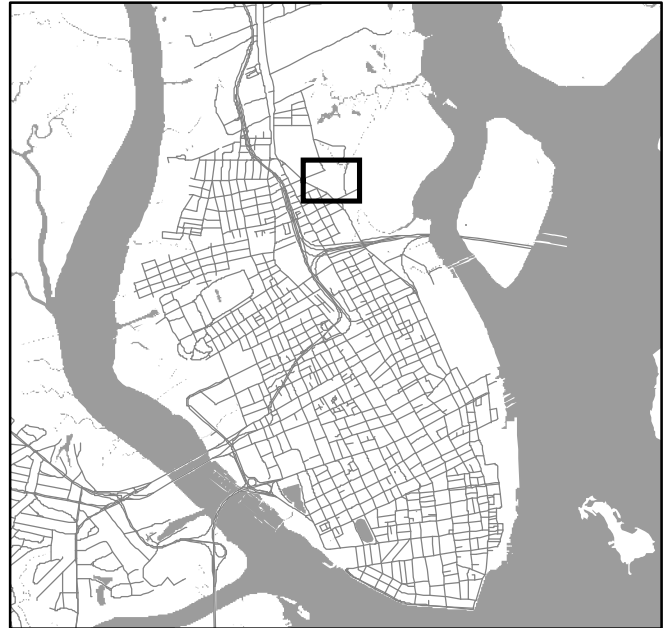
5.87 ac.

Request rezoning from Heavy Industrial (HI)
to Mixed Use/Workforce Housing (MU-2/WH).

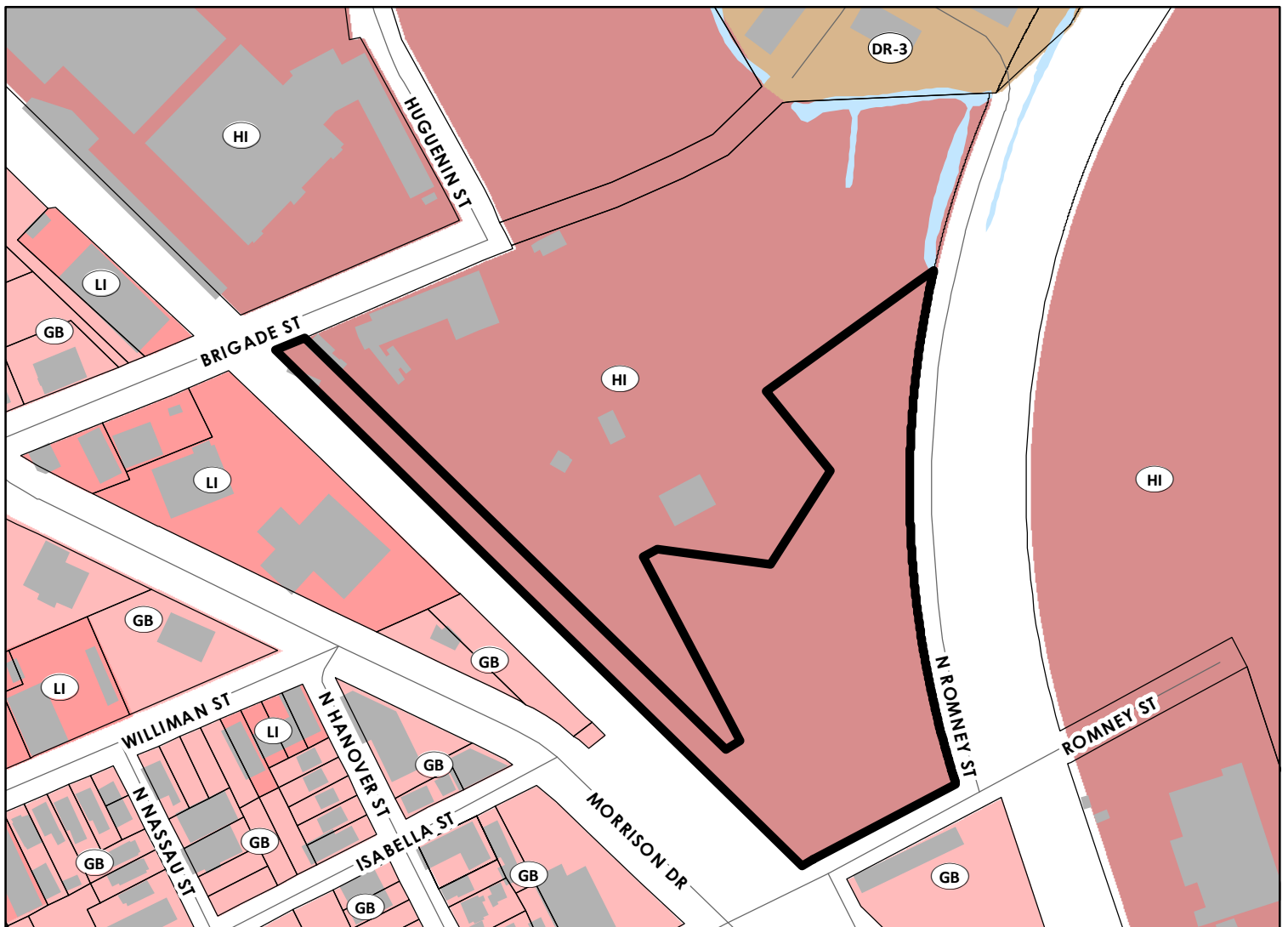
Owner: LRA Promenade SYS LLC

Applicant: Stuart Coleman

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 18, 2015

Rezoning 4 :

Brigade St (Upper Peninsula)

BACKGROUND

The applicant is requesting rezoning for a 12.10 acre tract located off Brigade Street in the block between Morrison Drive, Brigade Street and North Romney Street. The property is currently vacant but had been most recently use by Charleston Steel for metal collection and recycling. This property alone, or combined with surrounding properties could be a significant urban infill or redevelopment site. Surrounding zonings include General Business (GB) across Morrison Drive and North Romney Street and HI on the same block and to the north and east (across the railroad line).

Surrounding uses vary widely as there is a blend of older uses, vacant lots or buildings and very recent construction or redevelopment. There are many types of commercial activities in the vicinity; especially along Morrison Drive. There are retail shops, restaurants, offices and automotive service uses surrounding the subject property. The City's proposed Flagship (Digital Corridor) building site is directly across Morrison Drive, the Charleston County recycling center is very close and the Bridge View apartments are just up North Romney from the subject property.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB. The zoning district encourages a mix of uses, but a development may include a single use such as an apartment building, office building or some of use appropriate in a mixed-use area.

The area surrounding the subject property is known as the Upper Peninsula and is part of a concentrated effort by the City of Charleston to encourage redevelopment and infill appropriate to an urban context. The MU-2/WH zoning district fits well in this area because of its flexibility and incentives to create good urban buildings and uses.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district and parts of the Upper Peninsula. This area consists of a wide variety of urban uses and building types and has significant potential for urban infill, thus the MU-2/WH zone district is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

Brigade St (Upper Peninsula)

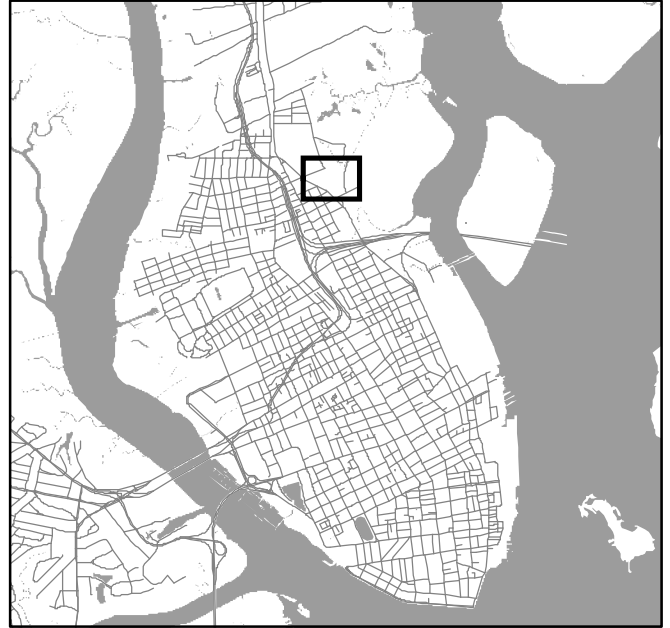
TMS# 4640000003

12.10 ac.

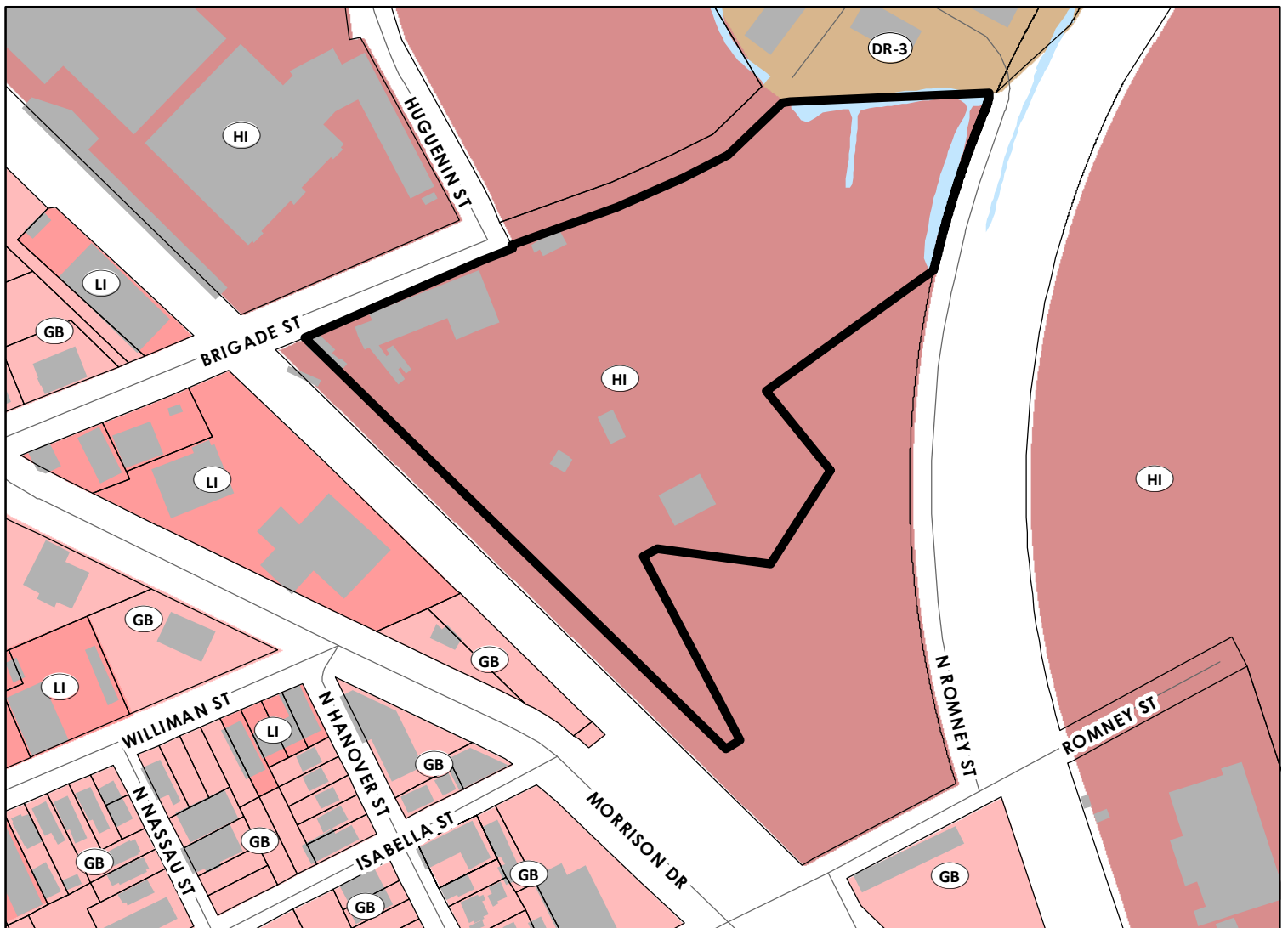
Request rezoning from Heavy Industrial (HI)
to Mixed Use/Workforce Housing (MU-2/WH).

Owner: Brigade Street Properties, LLC
Applicant: Thomas & Hutton – Tony Woody, PE

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 18, 2015

Rezoning 5 :

310 & 322 Broad St and vacant property on Broad St & Barre St (Harleston Village - Peninsula)

BACKGROUND

The applicant is requesting a rezoning from the Limited Business (LB) zoning district to Planned Unit Development (PUD) and to remove the properties from the Old City Height Districts so that heights of structures shall be governed by the PUD. The overall site, consisting of approximately 6.41 acres, is located at the corner of Lockwood Drive and Broad street and includes the parcel containing the former Sergeant Jasper apartments, a smaller property containing a former bank branch and a vacant lot known as Saint Mary's Field. Surrounding zonings include Single and Two Family Residential (STR) and Single-Family Residential (SR-2). The surrounding Old City Height Districts in the area consist of the 50/25 Old City Height District and the 35 Old City Height District.

Adjacent and nearby uses include single-family homes, duplexes, multi-family, City parks, playgrounds, ball fields, and passive open space, federally-owned armory buildings, and the Charleston U.S. Coast Guard Station.

The overall site contains the former Sergeant Jasper apartment building that had contained about 220 residential units and some retail and office space in a 14-story structure. The parking lot surrounding the building contained 184 spaces. A small, one-story, former bank building occupies the smaller lot at the corner of Broad Street and Barre Street. The third parcel associated with the proposed PUD is a 2.24 acre lot containing 1.82 acres of vacant highland area and approximately 0.43 acre of marsh or wetland area. The two properties containing buildings are in the 3X Old City Height District and the vacant lot is in the 35 Old City Height District.

The PUD document proposes a maximum 454 residential units across the 3 lots and 25,000 square feet of commercial space (with an allowance of 10,000 additional square feet if the required number of parking spaces are provided). A grocery store may operate 24-hours if it exceeds 15,000 square feet. The PUD includes a minimum of 9% workforce housing units based on the total number of rental units on the property. Despite no City Zoning Code requirement for open space in a PUD consisting of less than 10 acres, the PUD plan includes 2.2 acres (34%) of a variety of open space types. Building heights are proposed at between 3 and 7 stories based on the height, setbacks and massing plan included in the PUD document.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill and redevelopment while maintaining the character of established areas in the City. The Century V Plan map indicates the subject property is designated as **Urban**. Areas designated as Urban include a mix of uses and housing types and residential densities are typically high with some large and small buildings and some small and large lots. The property in the proposed PUD more readily equates to an **Urban Core** designation based on the existing mix of uses and high density development and based on the allowed uses and density in the current zoning districts. Given the densities and uses of the existing residential and commercial development, the mix of uses proposed in the Planned Unit Development (PUD) is appropriate for this area and residential densities should be higher in this context. The building heights proposed in the PUD are more appropriately scaled than the existing building height and allowable height, so changing the Old City Height Districts only for the subject properties and allowing the building heights to be dictated by the PUD guidelines is appropriate.

STAFF RECOMMENDATION

TO BE DETERMINED AND DISCUSSED AT THE MEETING

Rezoning 5

310 & 322 Broad St and
vacant property on Broad St & Barre St
(Harleston Village - Peninsula)

TMS# 4570701029, 061 & 030

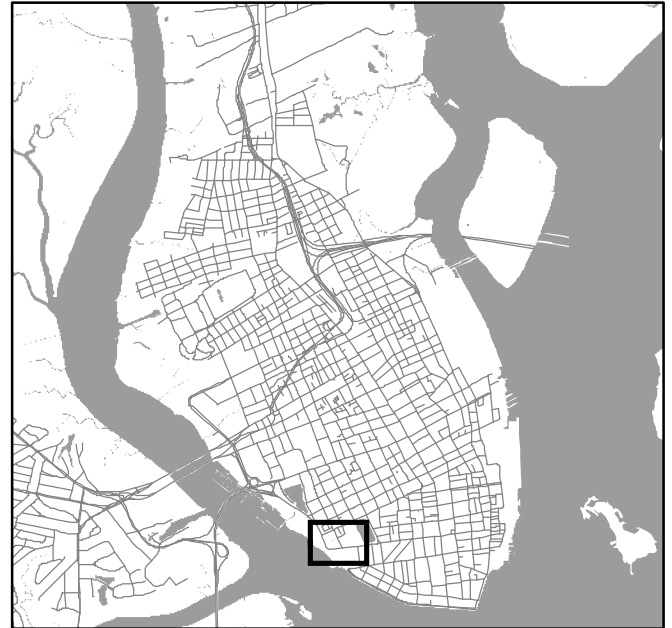
approx. 6.41 ac.

Request rezoning from Limited Business (LB) to
Planned Unit Development (PUD) and remove the
properties from the Old City Height Districts so that
heights of structures shall be governed by the PUD.

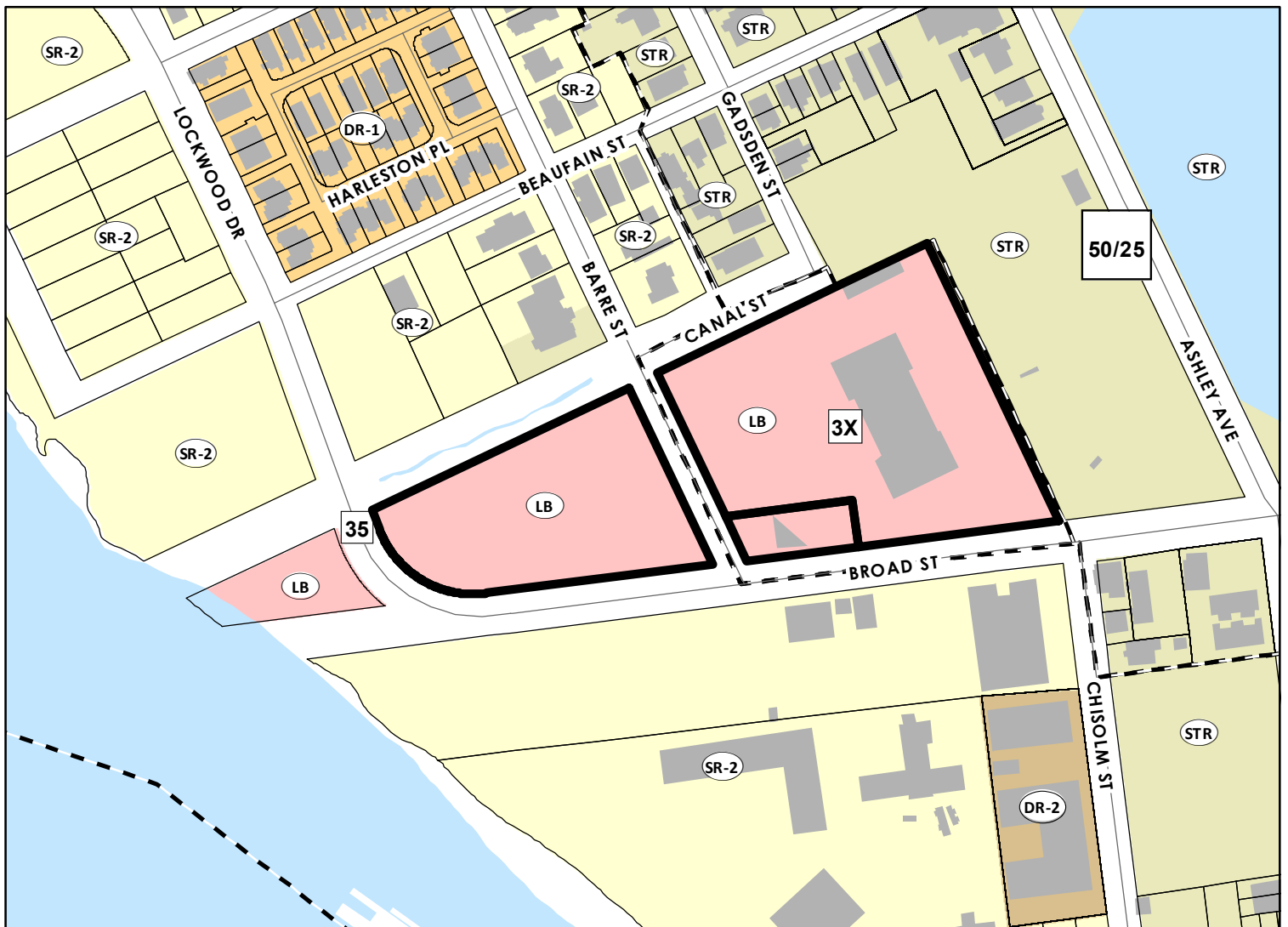
Owner: Beach Jasper, LLC; Beach Equity Investments, LLC;
The Beach Co.

Applicant: The Beach Company – John Darby, CEO

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 18, 2015

Ordinance Amendment 1:

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Sec. 54-305 to revise the definition of Old City Height District so as to remove certain parcels therefrom.**

This amendment to the Zoning Ordinance will be necessary if the application to remove the Sergeant Jasper property (and related properties) Old City Height Districts is approved. A minor textual change will ensure the ordinance remains consistent with the official zoning map.

A detailed explanation of this amendment will be presented during the Planning Commission meeting.

STAFF RECOMMENDATION

TO BE DETERMINED AND DISCUSSED AT THE MEETING

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 18, 2015

Plan Amendment 1:

Request approval of **amendment to the City of Charleston's Century V 2010 Comprehensive Plan Update, adopted by Charleston City Council on February 22, 2011, related to land use recommendations on the Peninsula in the area of Broad Street, Lockwood Drive and Barre Street.**

This amendment to the City comprehensive plan is to correct the Peninsula Land Use map in the plan to reflect a change from the **Urban** district designation to the more valid **Urban Core** district designation for the three properties located at Lockwood Drive and Broad Street and Barre Street.

Because of the density, intensity and mix of existing uses on these properties and the scale of existing structures, these properties fit better in the context land use context described in the Century V 2010 Comprehensive Plan Update as **Urban Core** and do not conform at all to the description for the **Urban** district. Moreover, the existing "by-right" uses in the Limited Business zoning (currently applied to these properties) are those that would be appropriate in the **Urban Core** district.

A detailed explanation of this plan amendment will be presented during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 18, 2015

Subdivision 1:

**Arcadian Heights
(Arcadian Way – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 1.45 acres on Arcadian Way near Saint Andrews Boulevard in West Ashley. This project consists of a subdivision to create 4 lots for detached single-family residences. A new right-of-way will be created as part of the proposed subdivision and all parcels will be accessed from the new right-of-way, not from Arcadian Way. The property contains grand trees, OCRM Critical Area, and Army Corps of Engineers jurisdictional wetlands around which residences and the right-of-way will be sited. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is currently zoned Single-Family Residential (SR-1). The surrounding area includes primarily single-family detached residences with commercial properties along Saint Andrews Boulevard.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Arcadian Way (Arcadian Heights – West Ashley)

TMS# 4181500039

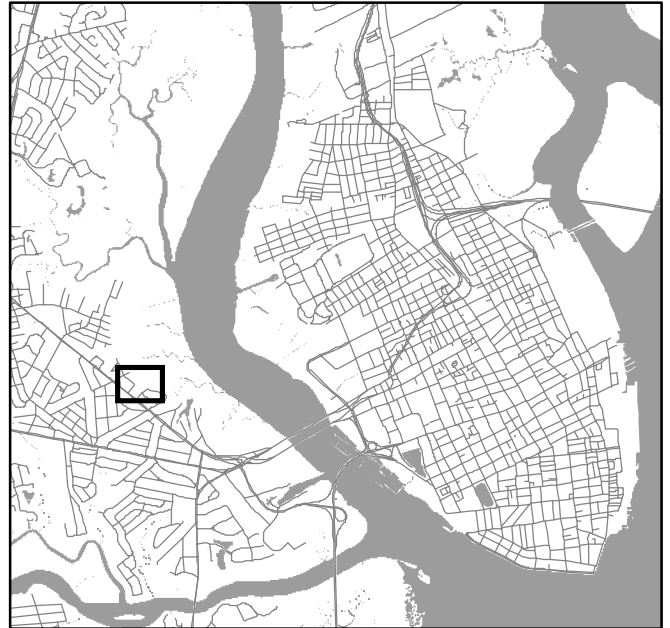
1.45 ac.

Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1). 4 lots.

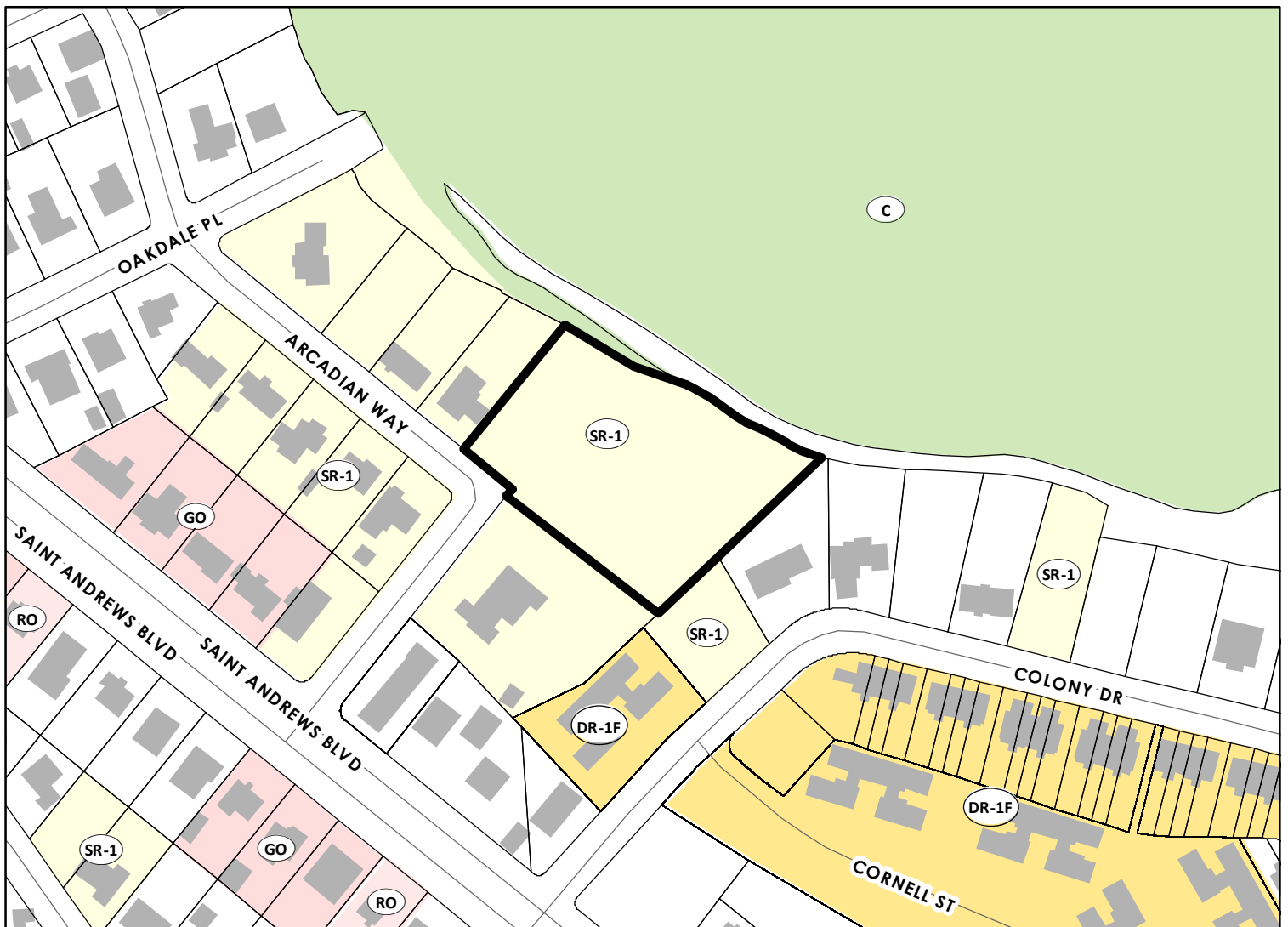
Owner: Gary Lemel

Applicant: Kevin Coffey – Lowcountry Land Development

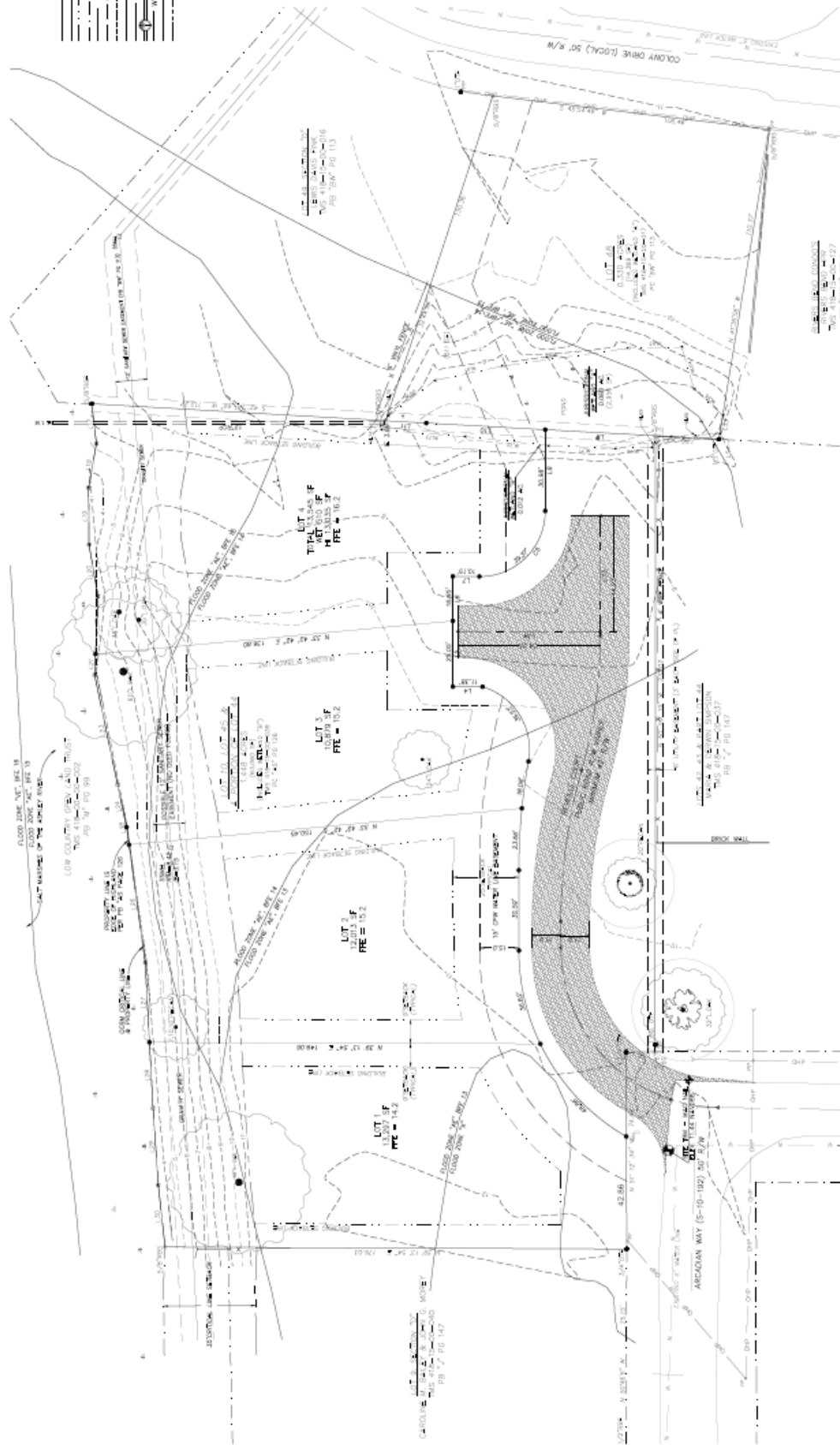
Area



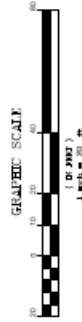
Location



- EXISTING CONDITIONS**
- PROPERTY LINE W/ CORNER POINT
 - PROPERTY LINE W/ CORNER POINT
 - BUILDING SETBACK LINE
 - ADJACENT PROPERTY LINE
 - UTILITY EASEMENT LINE
 - PROPERTY LINE TO BE REBANNED
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING POWER LINE
 - PROPOSED POWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - CONCRETE DRIVE W/ UTILITY POLE
 - POLE LINE
 - TRANSITION W/ STREET AND G.A.
 - RETAINING POINT
 - POWER POLE
 - UTILITY POLE
 - GAS METER
 - ADJUTANT JOINT
 - DRAINAGE FLOW ARROW
 - PROPOSED CULVERT
 - PROPOSED SHOT BLASTING
 - LIGHT POLE
 - CABLE TO BOX
 - TIME TO BE REMOVED

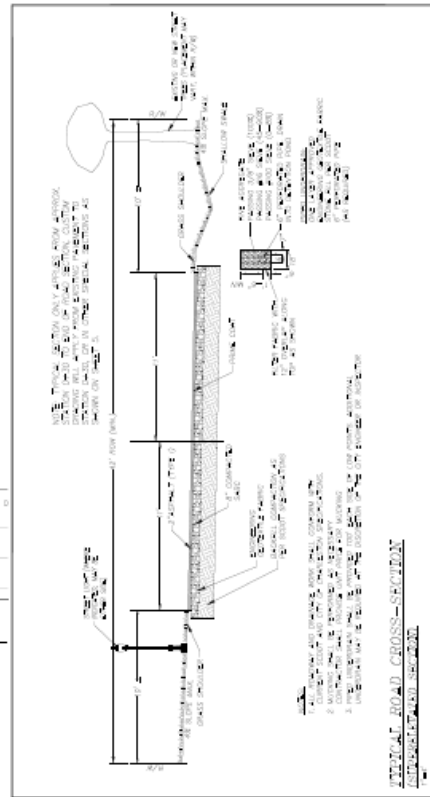


LOT #	AREA (SQ. FT.)	PRE (AC)
LOT 1	12,013	0.274
LOT 2	12,013	0.274
LOT 3	12,013	0.274
LOT 4	12,013	0.274



STANDARD NOTES

- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.
- ALL FIELD SURVEY DATA SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS.



TYPICAL ROAD CROSS-SECTION

CITY OF CHARLESTON PLANNING COMMISSION

February 18, 2015

Zonings 1 and 2 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in **West Ashley** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	616 Butte St	0.268	Single Family Residential	R-4	SR-1
2.	Main Rd (a portion)	1.10	Vacant Commercial	CC	GB

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property on Butte St in West Ashley is designated in the Century V Plan as **Suburban** which is a predominately residential context with varying densities and some compatible commercial, civic and institutional uses. The property on Main Road is designated in the Century V Plan as **Highway District** which is characterized by a mix of uses and building types that are typically automobile-intensive. Given the existing patterns of development in the surrounding areas of the subject properties the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

616 Butte St (West Ashley)

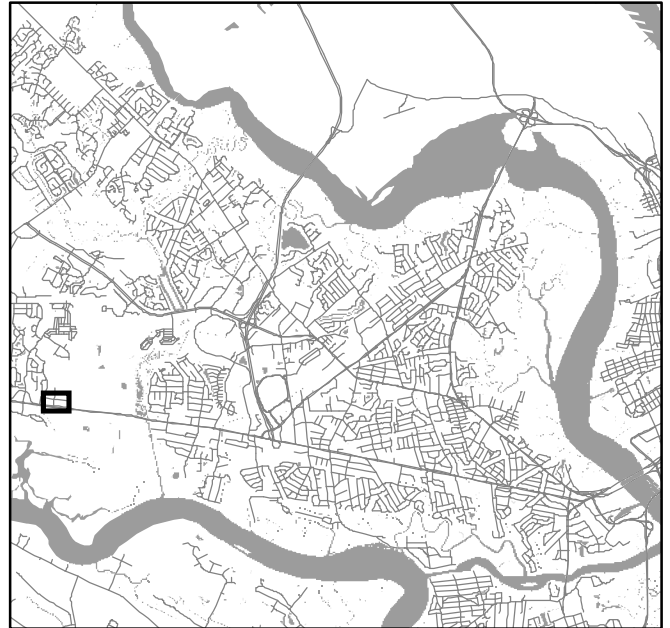
TMS# 3071000011

0.268 ac.

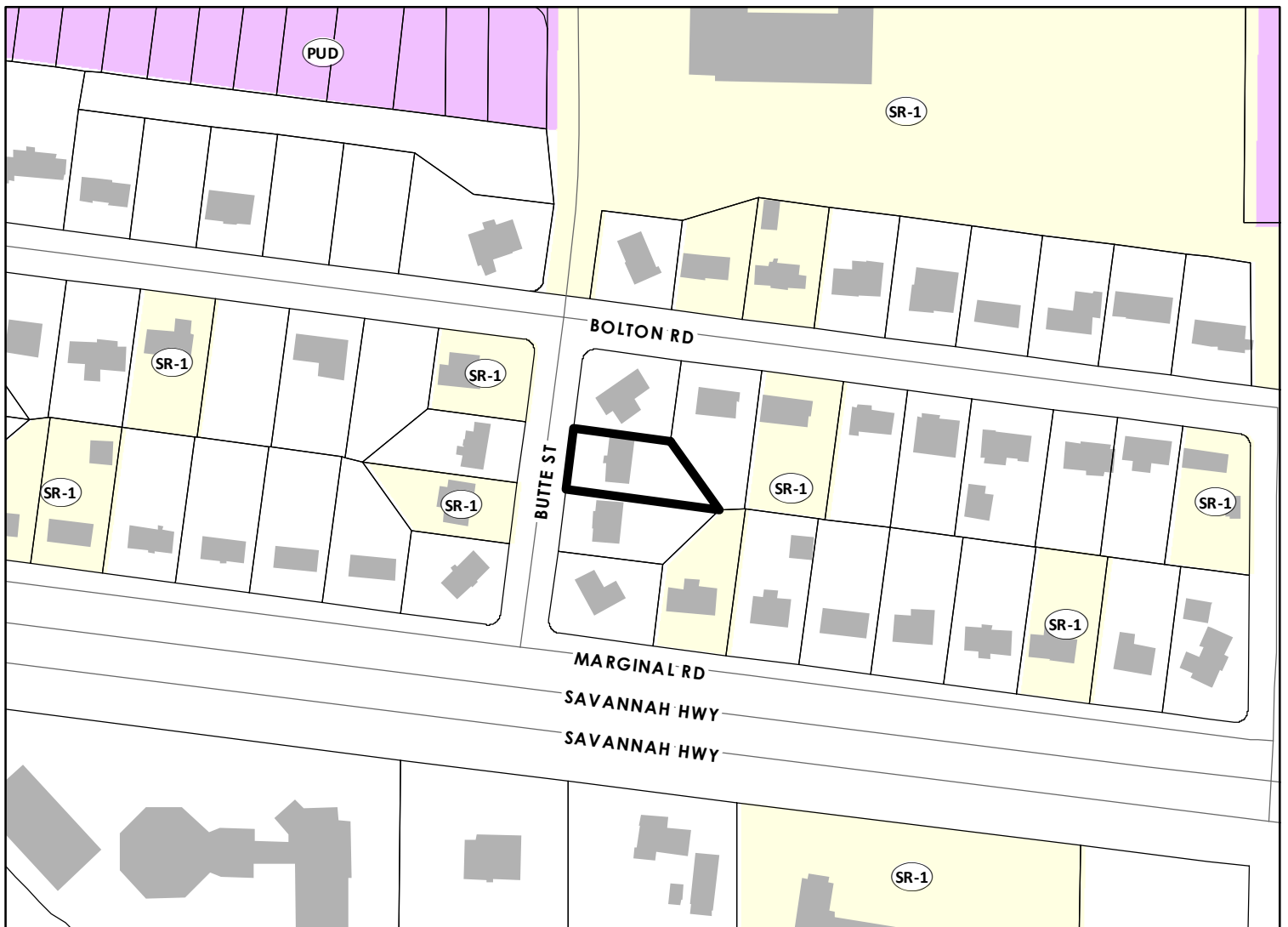
**Request zoning of Single Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Andrew and Denise Singleton

Area



Location



Zoning 2

Main Rd (West Ashley)

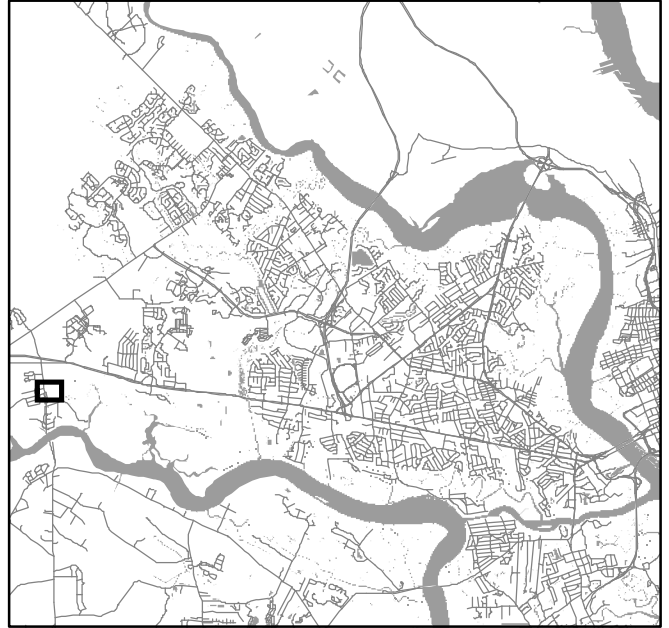
TMS#: a portion of 285-00-00-177

approx. 1.10 ac.

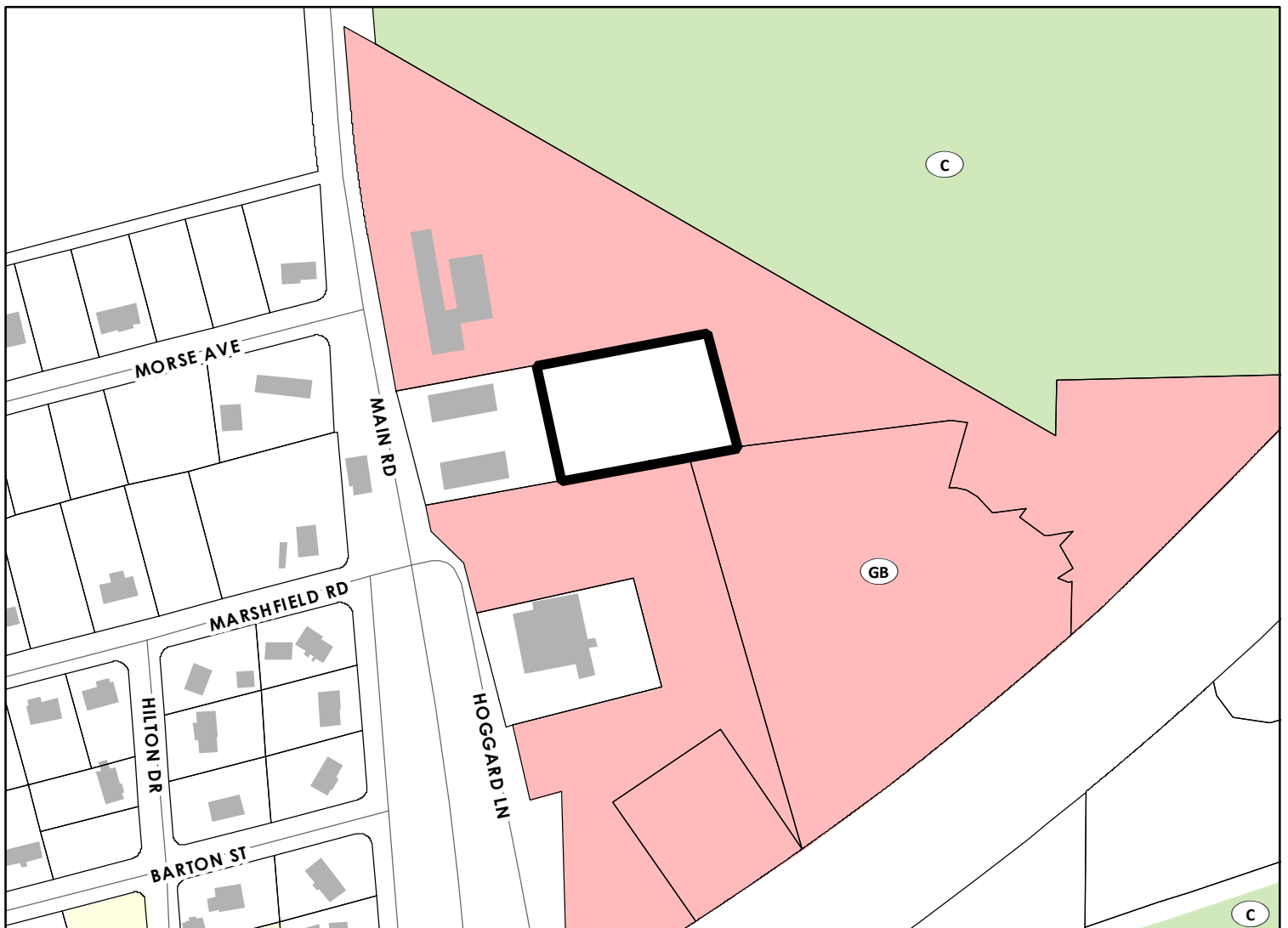
Request zoning of General Business (GB).
Zoned Community Commercial (CC)
in Charleston County.

Owner: Southwood Realty

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 18, 2015

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Camp & Ferguson Roads (James Island) TMS# 3370000085.** 2.79 ac. 4 lots. DR-6. Final subdivision plat approved.
2. **Greenleaf Street (Peninsula) TMS# 4640000016.** 116.0 ac. 2 lots. LI, SR-1. Preliminary subdivision plat approved.
3. **Pemberton Farms (James Island) TMS# 4280600022.** 4.73 ac. 22 lots. SR-6. Preliminary subdivision plat approved.
4. **King & Society Streets (Peninsula) TMS# 4570404039.** 0.14 ac. 2 lots. GB. Preliminary subdivision plat approved.
5. **Sea Aire Cluster Development (James Island) TMS# 4270000077, 4270900069.** 5.9 ac. 24 lots. SR-1. Preliminary subdivision plat under review.
6. **Belvue Road (West Ashley) TMS# 4211100023.** 0.34 ac. 2 lots. SR-2. Preliminary subdivision plat approved.
7. **Parcel E, Blocks F, J, L (Daniel Island) TMS# 2750000110.** 11.93 ac. 36 lots. DI-R. Final subdivision plat pending approval.
8. **Phase 13B, Carolina Bay (West Ashley) TMS# 3070000004, 3090000054.** 20.99 ac. 52 lots. PUD. Final subdivision plat pending approval.
9. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000062, 169.** 25.37 ac. 82 lots. PUD. Preliminary subdivision plat pending approval.
10. **Stiles Point (James Island) TMS# 4260000003, 4261600118.** 31.05 ac. 92 lots. SR-1. Preliminary subdivision plat pending approval.
11. **Phase 5A & 5B, Bolton's Landing (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1 (ND). Preliminary subdivision plat pending approval.
12. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
13. **Greenleaf Street (Peninsula) TMS# 4640000016.** 116.0 ac. 2 lots. LI, SR-1. Final subdivision plat pending approval.
14. **Forest Acres Drainage Improvements Project (West Ashley) TMS# 4180500046, 060, 061, 300, 301, 303-305.** 3.08 ac. 16 lots. SR-1, SR-2. Final subdivision plat pending approval.
15. **Lakeside Park (Johns Island) TMS# 2790000225, 249, 405.** 39.84 ac. 77 lots. SR-1. Final subdivision plat pending approval.
16. **King & Society Streets (Peninsula) TMS# 4570404039.** 0.14 ac. 2 lots. GB. Final subdivision plat approved.
17. **Berryhill Road (James Island) TMS# 2770800024.** 2.43 ac. 2 lots. SR-1. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Pemberton Farms (James Island) TMS# 4280600022.** 4.73 ac. 22 lots. SR-6. Road construction plans pending approval.
2. **Phase 20, Carolina Bay (West Ashley) TMS# 3070000009.** 93.49 ac. 73 lots. SR-6. Road construction plans pending approval.

3. **Phase 1, Brownswood Village (Johns Island) TMS# 2790000226.** 19.1 ac. 59 lots. PUD. Road construction plans pending approval.
4. **Phase 5A & 5B, Bolton's Landing (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1 (ND). Road construction plans under review.
5. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Road construction plans pending approval.